

Article 2: General Development Regulations

Division 14: Manufactured Slope Regulations

§142.1401 Purpose of Manufactured Slope Regulations

The purpose of these regulations is to protect and preserve manufactured slopes, with a gradient of 25% or greater, when they are contiguous to steep hillsides. These regulations are intended to assure that development occurs in a manner that protects the overall quality of the hillsides, the topographic character of the area and encourages a sensitive form of development.

§142.1405 When Manufactured Slope Regulations Apply

- (a) Table 142-13A identifies the applicable regulations and type of permit required by this division for all proposed development when manufactured slopes are present on the premises or that do not qualify for an exemption pursuant to Section 142.1305(b).

Table 142-14A
Manufactured Slope Regulations
Applicability

<u>Type of Development Proposal</u>	<u>Applicable Regulations</u>	<u>Required Permit/Decision Process</u>
<u>Single dwelling units on individual lots equal to or less than 15,000 square feet</u>	<u>None, please refer to the Environmentally Sensitive Lands Regulations located in Chapter 14, Article 3, Division 1</u>	<u>Neighborhood Development Permit/Process Two</u>
<u>Single dwelling units on individual lots or multiple lots totaling more than 15,000 square feet</u>	<u>None, please refer to the Environmentally Sensitive Lands Regulations located in Chapter 14, Article 3, Division 1</u>	<u>Site Development Permit/ Process Three</u>
<u>Multiple dwelling unit and non-residential development and public work projects</u>	<u>None, please refer to the Environmentally Sensitive Lands Regulations located in Chapter 14, Article 3, Division 1</u>	<u>Site Development Permit/Process Three</u>
<u>Any subdivision of a premises</u>	<u>None, please refer to the Environmentally Sensitive Lands Regulations located in Chapter 14, Article 3, Division 1</u>	<u>Site Development Permit/Process Three</u>
<u>Project-specific land use plans</u>	<u>None, please refer to the Environmentally Sensitive Lands Regulations located in Chapter 14, Article 3, Division 1</u>	<u>Site Development Permit/Process Three</u>

- (b) A Neighborhood Development Permit or Site Development Permit is not required for the following development activity:

- (1) Development on a premise that includes manufactured slopes, that have a gradient of 25% or greater, that are not adjacent to steep hillsides.
- (2) Development that will maintain a 10-foot setback from the top or bottom of the manufactured slope.
- (3) Development that is less than 3 feet in height within the 10-foot setback from the top or bottom of the manufactured slope.
- (4) Development to install irrigation as part of an approved revegetation plan.
- (5) Development, within the 10-foot setback from the top or bottom of the manufactured slope, that does not increase the building footprint of an existing structure or accessory building.
- (6) Development within a manufactured slope that will not disturb environmentally sensitive lands and will be restored to its prior state.
- (7) Limited multi-dwelling and non-residential development at the bottom of a manufactured slope that impacts 500 (?) square-feet of manufactured slope or less.
- (8) Residential decks up to 500 square feet may be located on manufactured slopes provided that the deck is attached to the building or structure and does not exceed 12 feet in elevation above existing grade at any point.